



4 & 5 bed homes
Dalginch, Markinch

miller homes
the place to be®







Housing

Reservoir

Housing

SAPPI ROAD

Toddlers' play area

SUDS area

River Leven

Woodland



Dalginch

Plot information

Small enough to possess its own unique character, surrounded by beautiful countryside and an easy commute to the sophistication of the city, Markinch has every credential needed to be the ideal setting for the lifestyle of today.

Phase 1

- The Taunton
- The Henley
- The Cambridge
- The Chelmsford
- The Listed Cottage

Phase 2*

- The Humber
- The Yeats
- The Jura
- The Leader
- The Stanton
- The Irvine
- The Cather
- The Hughes

Occupied Homes

* Subject to planning



The artist's impressions (computer-generated graphics) have been prepared for illustrative purposes and are indicative only. They do not form part of any contract, or constitute a representation or warranty. External appearance may be subject to variation upon completion of the project. Please note that the site plan is not drawn to scale.

Come in. Make yourself at home. Buying a new home is a big deal. We know. At Miller Homes we help thousands of homebuyers like you to make the move every year. Maybe this will be your first home. Maybe you're making a new start in the area. Or maybe you're moving up to a family home. Whatever your circumstances, we're here to make the process of buying a home easy, and even enjoyable. So, if you're ready, we'd like to show you around your dream home.



Contents:

- 01 Welcome home
- 02 Location

Floor plans (inserts)

House-hunting online

The Miller Homes website gives you easy access to all of our developments across the UK. On it, you can search for homes in your chosen region, view up-to-date prices and explore the house types available. We can even keep you updated via email on our new homes, latest offers and much more.

www.millerhomes.co.uk

Make yourself at home in Dalginch.

Small enough to possess its own unique character, surrounded by beautiful countryside and an easy commute to the sophistication of the city, Markinch has every credential needed to be the ideal setting for the lifestyle of today.

With a population of just 2,300 or so, Markinch neighbours the much bigger town of Glenrothes, the administrative capital of Fife. Markinch has a rich history, evident in the stone-built parish church, with its elegant 12th century tower and the old Celtic Stob Cross on the northern outskirts of the town. The terraces of Markinch Hill are believed to date from Roman times.

Sports enthusiasts will enjoy Markinch's facilities for football, bowls and tennis. There is a long-established curling club (vintage 1842) and lovers of golf will appreciate the fine 18-hole course at Balbirnie Park, just to the west of the town. Of course Fife is the home of golf, and some of the best courses in the world are within easy reach. The East Neuk is also close by, with its picturesque fishing villages and 'blue flag' beaches. The prestigious Balbirnie House Hotel is nearby and offers excellent leisure and dining facilities.

The town has a number of traditional, independent shops, while minutes away in Glenrothes is the Kingdom Centre – a covered shopping mall with a wide variety of retailers including high street names, café bars and restaurants.

Markinch has its own primary school with nursery, while parents of older children can chose between a selection of secondary schools in the local area including Glenrothes High School, Auchmuty High School or private schooling at Dollar Academy. Glenrothes is home to Adam Smith College, and St Andrews University is only a 22 mile drive from Markinch.

Just 30 miles or so from Scotland's capital and within easy reach of St. Andrews, Dundee and the M90 motorway, the area is also well served by rail services. Promising an unbeatable balance of tranquillity and accessibility, these beautiful new homes in Markinch represent an ideal opportunity to put down family roots.

How green?

We're fully committed to sustainable solutions in the way we design and build your home. For example, 8 out of 10 of the homes we build stand on 'brownfield' sites – that's previously used land. Find out how you can do your bit too by taking the lifestyle test on

www.mymillerstreet.co.uk



Involved and informed

From the word go, you'll know exactly what's happening with your home. You can track progress on mymillerhome.com, an exclusive website dedicated to your new home. And, we'll send you regular updates via email or text.

www.mymillerhome.com



5 bed home

The Taunton

Plots: 105*, 110*

Key features

spacious family breakfasting kitchen
formal dining room
double garage
master bedroom with en-suite and dressing room

A stunning, carefully-planned family home, The Taunton offers exceptional living space. The attention to detail can be seen in every area from the impressive entrance hall to the exceptionally well positioned kitchen, dining and family area. The generously proportioned master bedroom, with en-suite and walk in wardrobe, offers space for dressing. The second bedroom also with en-suite, is designed to accommodate either guests or a growing family. The property comes complete with double garage.

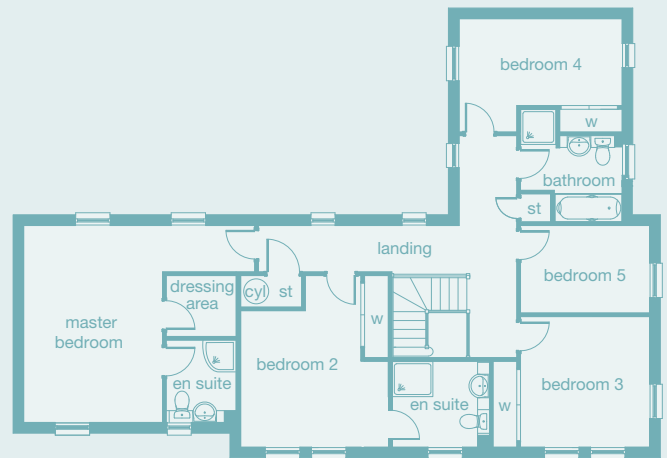
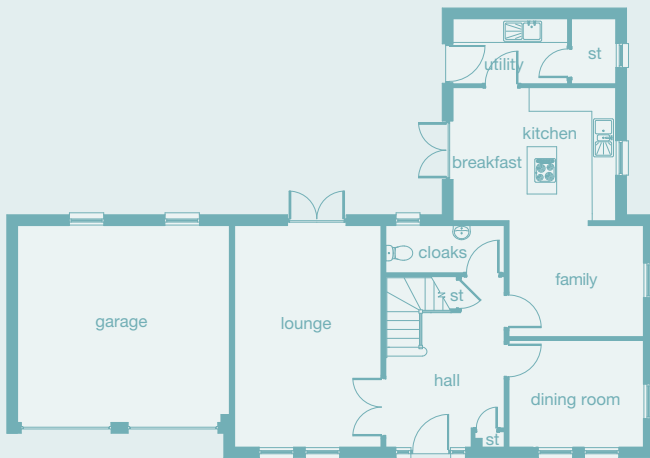


Please note: this CGI is indicative only, elevational treatments may vary.



Ground Floor

First Floor



Ground Floor

room dimensions:

lounge	5.62m x 3.71m	18'5" x 12'2"
dining room	2.70m x 3.41m	8'10" x 11'2"
family room	2.82m x 3.41m	9'3" x 11'2"
kitchen/dining	3.37m x 4.13m	11'1" x 13'6"
utility	1.65m x 2.91m	5'5" x 9'6"
cloaks	3.00m x 1.18m	9'10" x 3'10"

First Floor

room dimensions:

master bedroom	4.99m x 3.51m	16'4" x 11'6"
en suite 1	2.08m x 1.76m	6'10" x 5'9"
bedroom 2	3.46m x 3.04m	11'4" x 9'11"
en suite 2	2.46m x 2.17m	6'10" x 7'2"
dressing area	1.54m x 1.77m	5'0" x 5'9"
bedroom 3	3.30m x 3.27m	10'10" x 10'8"
bedroom 4	2.20m x 4.13m	7'2" x 13'6"
bedroom 5	2.21m x 3.27m	7'3" x 10'8"
bathroom	2.19m x 2.57m	7'2" x 8'5"

*Plot is a mirror-image of plans shown above.

All plans in this brochure are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Room layouts are provisional and may be subject to alteration. Please refer to the 'Important Notice' section on the folder for more information. Photography and CGIs represents typical interiors and exteriors of Miller Homes' former showhomes.



4 bed home

The Cambridge

Plots: 101*, 102, 103*, 104, 111

Key features

fitted wardrobes to all bedrooms
 exceptional kitchen family room
 formal dining room
 double doors from hallway leading into
 superb lounge

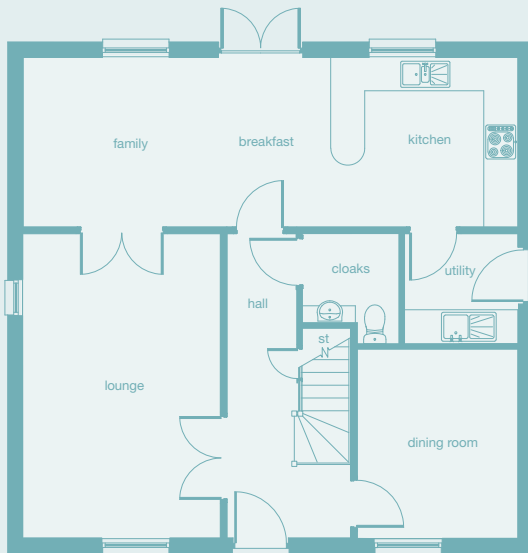
A beautifully designed family home which offers generous living space. The heart of this home is the exceptionally well proportioned kitchen, dining and family area, specifically planned for entertaining and relaxing. A separate dining room off the entrance hall accommodates more formal dining. The master bedroom is complemented by its en-suite and fitted wardrobes. Three further bedrooms all have their own storage. A well-designed family bathroom has the benefit of an additional shower.



Please note: this CGI is indicative only, elevational treatments may vary.



Ground Floor

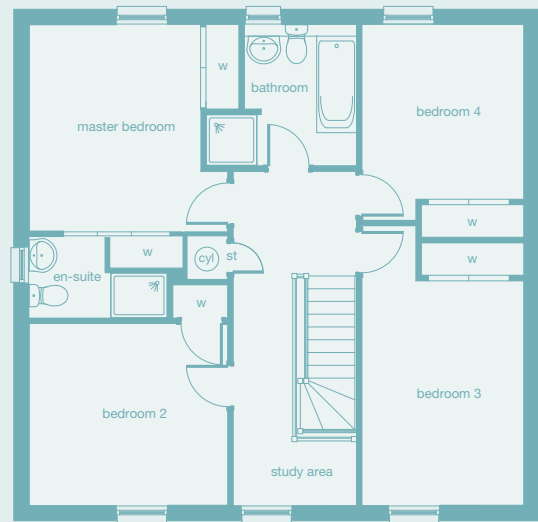


Ground Floor

room dimensions:

family/breakfast/kitchen	2.98m x 8.72m	9'9" x 28'7"
lounge	5.36m x 3.47m	17'7" x 11'4"
dining room	3.32m x 2.82m	10'10" x 9'3"
utility	1.94m x 2.00m	6'4" x 6'6"
cloaks	1.95m x 1.70m	6'5" x 5'7"

First Floor



First Floor

room dimensions:

master bedroom	3.64m x 3.02m	11'11" x 9'10"
en-suite	2.44m x 1.40m	8'0" x 4'7"
bedroom 2	3.20m x 3.49m	10'6" x 11'5"
bedroom 3	3.95m x 2.85m	12'11" x 9'4"
bedroom 4	3.07m x 2.85m	10'1" x 9'4"
bathroom	2.48m x 1.97m	8'1" x 6'5"

*Plot is a mirror-image of plans shown above.

All plans in this brochure are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Room layouts are provisional and may be subject to alteration. Please refer to the 'Important Notice' section on the folder for more information. Photography and CGIs represents typical interiors and exteriors of Miller Homes' former showhomes.

4 bed home

The Chelmsford

Plots: 107*, 108

Key features

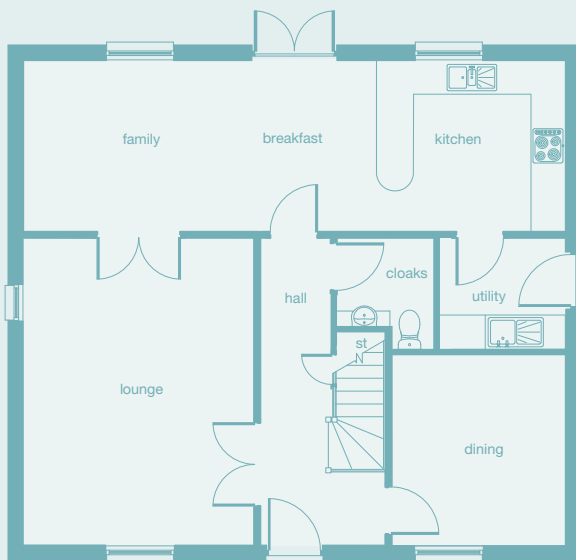
- superb open plan kitchen breakfasting family room
- fitted wardrobes to all bedrooms
- formal dining room
- separate shower to family bathroom

The Chelmsford is a superb home for family living. The exceptional kitchen, dining and family area is designed with entertaining and relaxing in mind. The master bedroom is complemented by its en-suite and fitted wardrobes. All three further bedrooms have built in wardrobes. The family bathroom has the benefit of an additional shower.



Please note: this CGI is indicative only, elevational treatments may vary.

Ground Floor

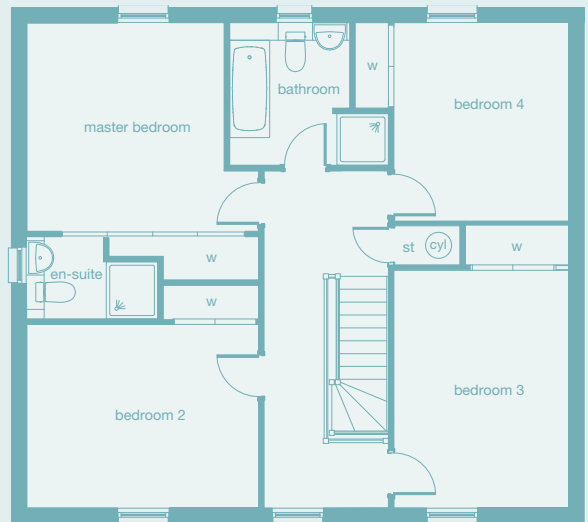


Ground Floor

room dimensions:

family/breakfast/kitchen	2.98m x 9.47m	9'9" x 31'0"
lounge	5.36m x 4.02m	17'7" x 13'2"
dining	3.32m x 3.02m	10'10" x 9'11"
utility	1.94m x 2.20m	6'4" x 7'2"
cloaks	1.95m x 1.70m	6'5" x 5'7"

First Floor



First Floor

room dimensions:

master bedroom	3.64m x 3.44m	11'11" x 11'3"
en-suite	2.30m x 1.40m	7'7" x 4'7"
bedroom 2	3.20m x 4.04m	10'6" x 13'3"
bedroom 3	4.14m x 3.05m	13'7" x 10'0"
bedroom 4	3.44m x 3.05m	11'3" x 10'0"
bathroom	2.48m x 2.09m	8'1" x 6'10"

All plans in this brochure are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Room layouts are provisional and may be subject to alteration. Please refer to the 'Important Notice' section on the folder for more information. Photography and CGIs represents typical interiors and exteriors of Miller Homes' former showhomes.

4 bed home

The Listed Cottage

Plot: 109

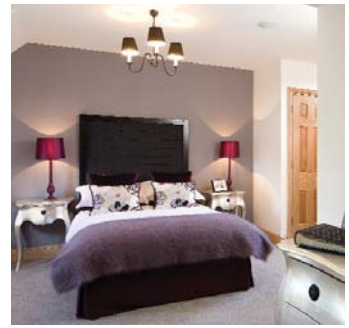
Key features

French doors leading to garden
cloaks with shower
utility room
en-suite to master bedroom

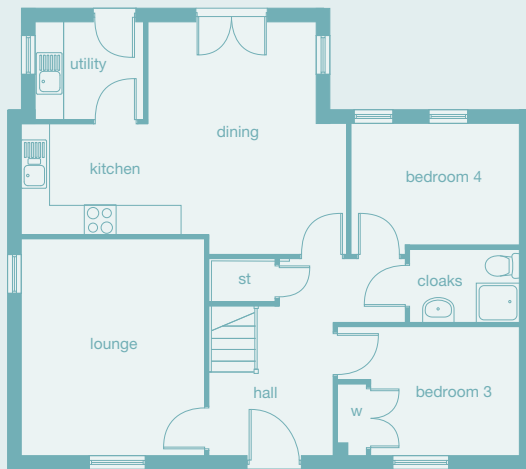
The Listed Cottage exudes charm. The inviting frontage is complemented by a wealth of features throughout the property. French doors in the spacious dining area leads onto the garden. The separate lounge provides the flexibility a family needs. There are two bedrooms on the ground floor, with the master and bedroom two on the first floor, catering for a growing family.



Please note: this CGI is indicative only, elevational treatments may vary.



Ground Floor

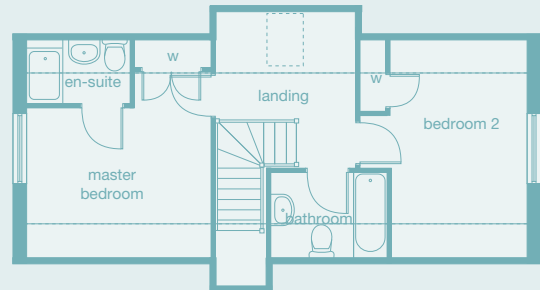


Ground Floor

room dimensions:

family/dining/kitchen [†]	7.01m x 4.58m	23'0" x 14'11"
lounge	3.95m x 4.60m	12'11" x 15'1"
utility	2.28m x 2.08m	7'5" x 6'9"
cloaks	2.35m x 1.60m	7'8" x 5'2"

First Floor



First Floor

room dimensions:

master bedroom	3.98m x 3.21m	13'0" x 10'6"
en-suite	2.21m x 1.40m	7'3" x 4'7"
bedroom 2	2.87m x 4.70m	9'5" x 15'5"
bedroom 3	3.89m x 2.69m	12'9" x 8'9"
bedroom 4	3.64m x 2.60m	11'11" x 8'6"
bathroom	2.55m x 1.82m	8'4" x 6'0"

*Plot is a mirror-image of plans shown above.

[†] These are maximum dimensions.

All plans in this brochure are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Room layouts are provisional and may be subject to alteration. Please refer to the 'Important Notice' section on the folder for more information. Photography and CGIs represents typical interiors and exteriors of Miller Homes' former showhomes.

4 bed home

The Henley

Plot: 106*

Key features

Juliette balcony

French doors

built-in wardrobes

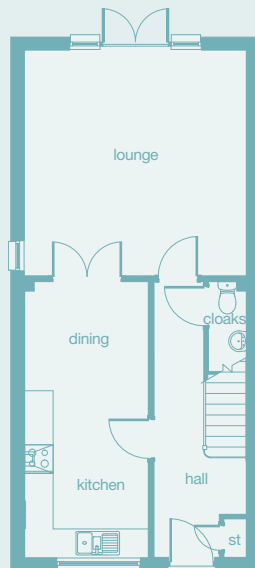
The Henley is an especially inviting townhouse featuring a Juliette balcony on the first floor of this attractive property. Double doors lead from the dining kitchen to the superbly proportioned lounge, which also features French doors to the garden. The master, bedrooms 2 and 3 have exceptional wardrobe space. Bedroom four, depending on lifestyle, lends itself to be used as an additional living space.



Please note: this CGI is indicative only, elevational treatments may vary.



Ground Floor

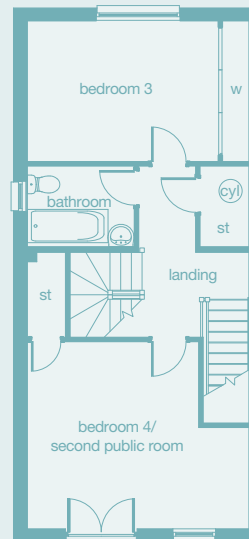


Ground Floor

room dimensions:

kitchen/dining	5.82m x 2.61m	19'1" x 8'6"
lounge	4.76m x 4.68m	15'7" x 15'4"
cloaks	0.80m x 1.89m	2'7" x 6'2"

First Floor

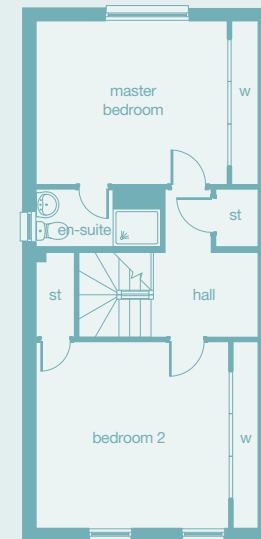


First Floor

room dimensions:

bedroom 3	2.97m x 4.02m	9'8" x 13'2"
bedroom 4	3.93m x 4.68m	12'10" x 15'4"
bathroom	1.70m x 2.25m	5'6" x 7'4"

Second Floor



Second Floor

room dimensions:

master bedroom	3.45m x 4.02m	11'3" x 13'2"
en-suite (max)	2.63m x 1.21m	8'7" x 3'11"
bedroom 2	3.93m x 4.06m	12'10" x 13'3"

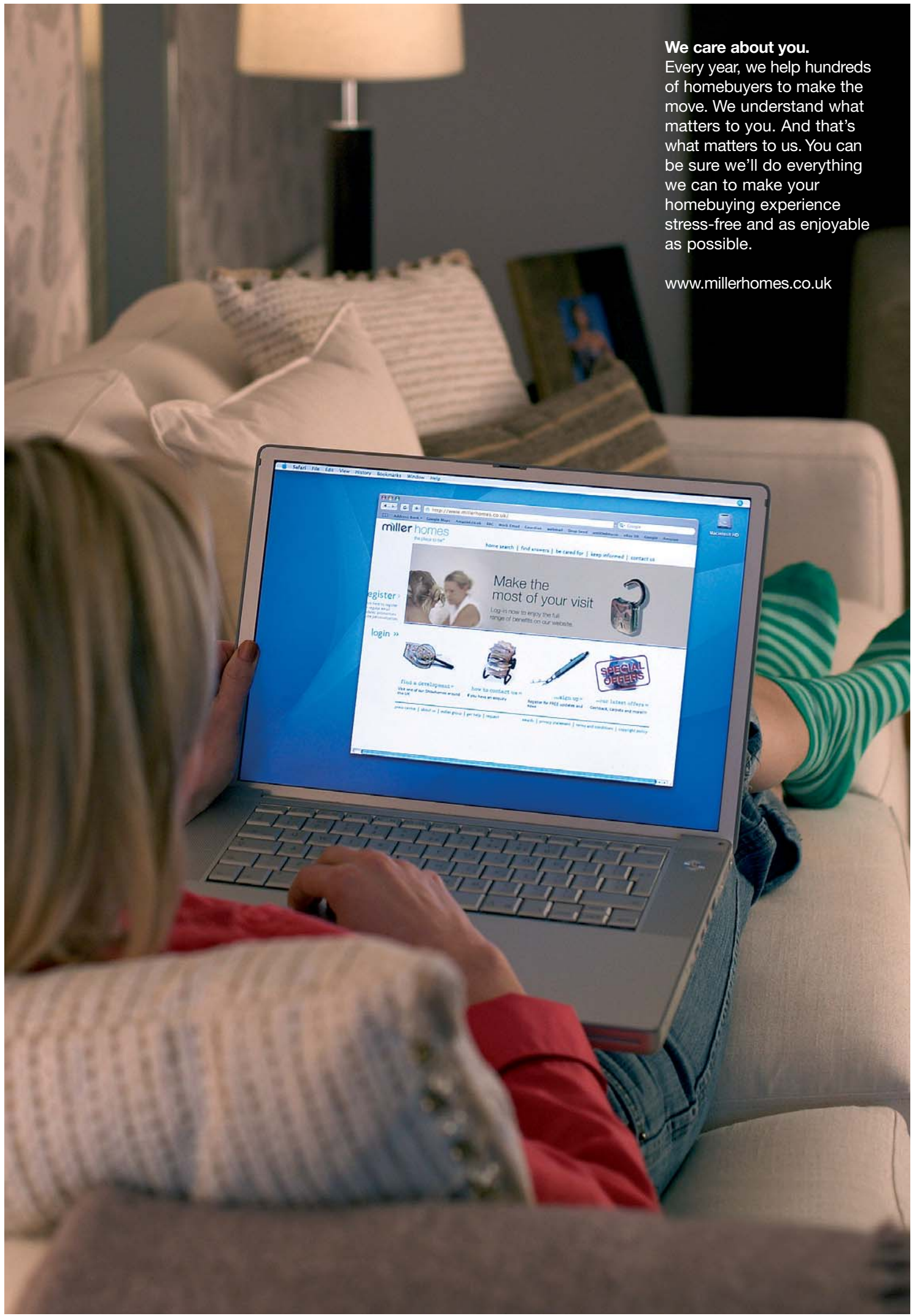
*Plot is a mirror-image of plans shown above.

All plans in this brochure are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Room layouts are provisional and may be subject to alteration. Please refer to the 'Important Notice' section on the folder for more information. Photography and CGIs represents typical interiors and exteriors of Miller Homes' former showhomes.

We care about you.

Every year, we help hundreds of homebuyers to make the move. We understand what matters to you. And that's what matters to us. You can be sure we'll do everything we can to make your homebuying experience stress-free and as enjoyable as possible.

www.millerhomes.co.uk



Specification

Dalginch – Phase 1

Interior design

- Oak veneer doors
- Pre-glazed 10 pane doors
- Stained colonial balustrade with matching handrail
- Mirror sliding doors to all wardrobes – complete with shelf pack
- Polished chrome ironmongery
- French doors to rear garden
- BT point and TV points provided in lounge and master bedroom

Kitchens

- Choice of designer fitted kitchen
- Brushed steel gas hob and integrated cooker hood
- Brushed steel single fan oven
- Under unit lighting
- Choice of Porcelanosa wall tiling
- 1½ bowl inset sink complete with monobloc tap

Bathroom and shower rooms

- Choice of Porcelanosa wall tiling
- Sanitary ware – white
- Choice of vanity units – see general arrangement drawing
- Master en-suite fitted with separate shower cubicle
- Mechanical extractor fan

Energy efficiency

- Gas central heating with thermostatic radiator valves to most radiators
- High performance GRP front doors
- High performance UPVC double glazed door with chrome ironmongery
- Energy efficiency insulation standards to provide low running costs
- Condensing boiler

External features

- Garages (where applicable) supplied with light and power
- Pavior driveways (where applicable)
- Front gardens turfed (where applicable)
- UPVC soffits, fascia and cladding system

Safety features

- Hardwired smoke alarms
- Double glazed UPVC windows
- Multi point locking to entrance doors
- External lighting to front and rear

These sales particulars do not constitute a contract, form part of a contract or a warranty. Please refer to the 'Important Notice' section on the folder for more information. Photographs below represent typical Miller Homes' showhomes.



How to find us.

We are open Thursday to Monday

11:00am to 6:00pm

Telephone: 0800 840 8408



From Edinburgh travelling North:

Follow signs for Forth Road Bridge. Heading north over bridge on A90 to M90. Leave M90 at Junction 2A signposted A92 for Glenrothes/Kirkcaldy, continue on A92 through Bankhead roundabout. At next roundabout, Preston roundabout, take 2nd exit to Tullis Russell roundabout, there take 3rd exit onto B9130, signposted Markinch and then turn 1st right into Dalginch.

From Dundee travelling South:

From Tay Bridge follow A92 signposted Edinburgh/Kirkcaldy. At Forgan roundabout take the second exit onto A92 signposted Edinburgh, continue on to 5 Roads roundabout, following signs for A92 again signposted Edinburgh. At Melvilles Lodges roundabout take the second exit signposted Kirkcaldy to New Inn roundabout, there take second exit continuing on A92 to Tullis Russell roundabout, there take first exit onto B9130 (Markinch) then first right into Dalginch.

Sat Nav: KY7 6ZJ



● Dalginch



This brochure is printed on Revive Uncoated, made using 100% post-consumer recycled fibre. It's certified by the Forest Stewardship Council, an organisation dedicated to promoting responsible forest management and manufacture of wood products, like paper. It's a small thing we know, but enough small things make a big difference.

Please recycle this brochure and help make that difference.

www.millerhomes.co.uk

miller homes
the place to be®